

**MINUTES
CITY OF ST. CHARLES
HOUSING COMMISSION
THURSDAY, SEPTEMBER 12, 2019
COUNCIL COMMITTEE ROOM**

Members Present: Liz Eakins, Sean Baker, Rita Payleitner, John Glenn, Karrsten Goettel, Corinne Pierog (7:07pm)

Members Absent: Jennifer Becker, Louis Dries, Ed McNally

Others Present: Ellen Johnson, Planner

1. Call to Order

Chair Eakins called the meeting to order at 7:00 p.m.

2. Roll Call

Ms. Johnson called roll with five members present. There was a quorum.

3. Approval of Agenda

A motion was made by Ms. Payleitner and seconded by Mr. Glenn with a unanimous voice vote to approve the Agenda.

4. Approval of minutes from the June 6, 2019 meeting of the Housing Commission.

Ms. Payleitner made a motion to approve the June 6, 2019 meeting minutes with the revision of marking her as absent; she was not in attendance. Motion seconded by Mr. Glenn with a unanimous voice vote to approve the June 6, 2019 meeting minutes as amended.

5. Housing Trust Fund Quarterly Report

Ms. Johnson shared an update on the Housing Trust Fund activity for the partial 3rd quarter of 2019. A home rehab loan of about \$8,500 was repaid for 1722 Forest Blvd. The home was sold in August and as required the loan was repaid to the City.

Chair Eakins asked if any recent developments have been exempt from paying the affordable housing fee in-lieu. Ms. Johnson said no; a few developments have been reviewed conceptually but none recently that have come to the point of a building permit, which is when the fee would be collected.

6. Kane County Affordable Housing Fund

a. Update on Pending Affordable Purchase Program Project

Ms. Johnson said Kane County has purchased 1432 Dean St. for the purchase/rehab/resale project being partially funded by the Housing Trust Fund. They purchased it in August for \$95,000 as a short-sale. It is 720 sf, 2-beds, 1-bath and has a large garage built in 2005. The maximum project budget is \$259,000, with \$57,000 coming from the City's Housing Trust Fund. The maximum sale

price based on bedroom count will be about \$178,000. The annual income for that would be 80% of AMI for a family of three, which is about \$64,000. The County is hoping to have it listed by April. Commissioners agreed that this was good news.

b. 2019 Call for Proposals

Ms. Johnson said the Kane-Elgin Home Commission issued a new request for proposals in July for affordable housing projects to be funded through the Kane County Affordable Housing Fund. The deadline was the end of August. The Home Commission will meet on October 2nd to review the proposals. If any projects are proposing use of St. Charles funds, the Home Commission will make a recommendation and send it to the Housing Commission for approval of funding. We may have one or more proposals to review at the October 10th meeting.

7. Additional Business

Ms. Pierog mentioned a 15-year resident that was interested in the homebuyer program. Ms. Johnson said she spoke to them and directed them to Kane County to check if they qualify. Commissioners agreed that they need to get this information out there, like they did a year ago with the brochures and publishing information in the School District newsletters.

Ms. Johnson handed out an updated roster of the Commission members and noted that Ed McNally will be the new School Board representative on the Commission.

Chair Eakins mentioned a discussion from a year ago regarding monitoring the affordable units in the First Street Redevelopment. Ms. Johnson said the First Street Redevelopment PUD required that 16 affordable units be provided within the development, with all of them being in one building, the BMO Harris Bank building behind Blue Goose. Staff recently contacted the owner, Bob Rasmussen, to be sure they are still compliant with the deed restriction which requires the 16 units to remain affordable in perpetuity and rented to households at or below 60% AMI (max rent: \$1,002). According to Mr. Rasmussen they have had no issues complying with the deed restriction. Tenants typically stay between 2-3 years and are younger; many work in the service sector downtown St. Charles. He said it has been a little more of a challenge to manage than his other properties due to the younger demographic and higher turnaround. The property is fully leased. All units are 1-bedroom.

Mr. Glenn asked if there's any opportunity for the apartments above the retail stores on Main St. and commented on the vacancies downtown. Ms. Johnson said the City does not have a good inventory of which units are being rented as apartments. She noted there is a retail overlay district over the core of downtown which requires the first floor to be used as activity generators such as retail and restaurant; no residential is permitted on the first floor.

Chair Eakins noted that the Kane-Elgin Home Commission meeting is being held at City Hall on October 2. It is a public meeting where the County will present the proposals received for use of funding. She said she will report back at an upcoming Housing Commission meeting.

8. Future Meeting Dates

- a. Thursday, October 10, 2019 at 7:00pm Committee Room
- b. Thursday, November 14, 2019 at 7:00pm Committee Room
- c. Thursday, December 12, 2019 at 7:00pm Committee Room

9. Public Comment- None

10. Adjournment at 7:32pm.